

National Trust Cottages Accessibility Guide

**Riverside Cottage
Malmsmead
Exmoor**

South West Region

Cottage Ref: 012051



Introduction

- Riverside cottage is furnished for 4 people. It is located on the north side of Exmoor near the entrance to the Lorna Doone Valley on the side of Badgworthy Water. It is next to the National Trust Tea Room (Buttery) and near other holiday cottages – Kingfisher View and Heron View
- There is air source heating, including for hot water
- Depending on the provider the mobile reception is intermittent. There is no telephone; wifi is available in the cottage. It can be turned off

The accommodation comprises the following:

Ground Floor

- Small hallway, an open plan kitchen-living room which has several low beams

First floor

- Two bedrooms: one double, one twin/double. A shower room with toilet

Pre-Arrival

- See the main webpage for booking and location details
- Please contact us prior to booking if you have any specific access requirements
- Directions provided with booking

Approach

From the A39 the turn-off to Oare and the Lorna Doone Valley the road is narrow with passing places. To reach the cottage from Oare there is either a narrow hump back bridge (width 7' 6" – 2.3m) or via a ford - subject to water level to cross. If approaching from Brendon the road is also narrow with passing places.



Bridge



Ford

Arrival & Parking Facilities

- There is a small parking area close to the cottage. The surface in the car park is uneven
- From the car park there is level access to the front door on a hard surface walk way. There is a wooden entrance gate
- The key safe is to the right of the front door; height 1535mm. It is operated by a spin dial combination lock mechanism. A torch is recommended, especially if arriving in the dark, as the numbers on the lock can be difficult to see
- There are PIR sensor lights covering the entrance walk way



Entrance route to front door

Getting in (and out) of the cottage

- The front door is 700mm wide and has a threshold of 40mm



Front Door

Getting around the cottage

- Floor coverings are vinyl downstairs and carpets upstairs in the bedrooms. Stone floor and coil matting in entrance area
- Stairs are carpeted
- The internal door widths are a minimum of 700mm wide
- Stairgates are provided

Ground floor:

- Level access kitchen-living area

First floor

- Stairs with 12 steps with wooden handrail on right hand side, at a height of 890mm, leading to a small landing area
- The treads are 200mm deep
- The bathroom flooring is vinyl wood effect

Open Plan Kitchen and Living Area

Kitchen

- Height of worktop is 920mm from floor level. There are cupboards and drawers beneath the work top
- Breakfast bar with two high stools – seat height 710mm
- Power sockets around the work top
- Stainless steel sink with two lever taps
- Electric cooker and an induction hob with 4 hot spots. Cooker hood with light
- Integrated 60/40 fridge-freezer – freezer section at bottom
- Integrated front loading washer-dryer
- Integrated dishwasher
- Combined light fitting with 3 adjustable spot lights



Living and Dining Area

- One standard two-seater sofa and one large three-seater sofa both with seat height of 460mm and seat depth of 640mm
- 42inch smart TV connected to Freesat

- Low coffee table by sofas
- Wood burner with nursesey guard with access gate



- Small 4-foot wooden dining table. Table height is 720mm. Wooden bench – height 450mm
- A bright area with good contrast with 2 x ceiling lamps and one free standing lamp
- Height of low beams is 1920mm
- Large rug with anti-slip backing in front of sofas

Upstairs



Twin/ Double Bedroom:

- 2 x 3 foot single beds – can be linked together make a 6 foot super king
- Bed height is 650mm. Pull out drawers under beds
- One bedside cabinet with lamp with pull switch
- Two over 3 chest of drawers in recessed cupboard. Cupboard has a hanging rail; height 1555mm
- A wooden chair – no arm rests
- Wall mirror
- Hanging hooks on back of door
- Low level window with view to the river. Fitted with window restrictors and curtains
- Single ceiling light



Twin or double room

Double Bedroom

- 4' 6" double metal frame bed in a central position in the room. Under space height is minimum of 400mm
- Bed height is 750mm. Firm mattress
- 2 x bedside cabinets each with a touch lamp
- Chest of drawers with 4 drawers with mirror on top
- Wicker chair with arms and one wooden chair with no arms
- Window with view to the river. Fitted with window restrictors and curtains
- Single ceiling light
- Angular low beam near entrance doorway
- Hanging hooks on back of door



Shower room:

Adjustable height electric power shower – 220mm step-in threshold

- Electric shower has twist controls; height is 1410mm
- Step-in threshold is 60mm
- Hand basin is 810mm from floor level with twist taps
- Mirror with touch operated light and separate shaver socket
- Toilet seat height 420mm. Press button flush
- Heated towel rail
- Window with roller blind
- Ceiling lights



Garden:

The garden is shared with the National Trust Buttery. There are wooden benches and small tables and chairs about 30m from the front door with level access around the area



Seating in front cottage and the Buttery

Additional Information

- Assistance dogs are welcome at all our cottages
- In the event of a fire, it is the responsibility of the guests to evacuate themselves. Vibrating fire/smoke detectors are available if requested at time of booking. Please contact us if you have any other specific access requirements in this respect
- Mobile telephone signal is very unreliable at Riverside Cottage and depends on your network.

Facilities at all cottages

In addition to the standard equipment and facilities, each cottage is equipped with the following:

- Cordless kettle
- Good reading light
- Non-slip mat for bath/shower
- Information in alternative formats (on request)

We aim to provide these items in all cottages but please check when booking as to their availability and to check if new items have been added to the list.

Specialist equipment

Other specialist equipment such as wheelchairs, bath seats, toilet frames etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the Cottage and contact us if you require further information.

<https://www.redcross.org.uk/get-help/borrow-a-wheelchair>

<https://www.redcross.org.uk/get-help/hire-a-toilet-aid>

Future Plans to improve Access to NT Holiday Cottages

- We are currently in the process of writing accessibility guides for all our holiday cottages and improving access over time for all our guests. All feedback is very helpful in informing us of ways in which we can improve access to all our cottages. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See contact details below or information on website.

About the Accessibility Guide

- This Accessibility Guide is intended to provide key information about the cottage that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.

Phone: 0344 8002070

Email: holiday.enquiries@nationaltrust.org.uk

Access for All at the National Trust

- The Access for All office works to improve access at all National Trust cottages and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531

Email: accessforall@nationaltrust.org.uk

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